

CASE NUMBER CIC2020-00026  
GCID 2020-0973

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: NOVEMBER 3, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. KU, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by SAP ASSOCIATES, LLC to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 3<sup>rd</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property to:
  - A. Retail and service commercial and accessory uses.
2. To satisfy the following site development considerations:
  - A. Provide a ten-foot wide landscaped strip along the right-of-way of Five Forks Trickum Road.
  - B. Approval of zero buffer and landscaping within the right-of-way is conditional upon the provision of a completed maintenance and indemnity agreement with the Gwinnett County Department of Transportation. Landscaping along the common property line with Ronald Reagan Parkway right-of-way is to include at minimum two rows of evergreen trees planted 15 feet on center for the length of the property line adjacent to the parking area and the detention pond. An even mix of at least three species of evergreen trees shall be provided and must be at least six feet in height at time of planting. The landscape plan shall be subject to review and approval by Gwinnett County Department of Transportation and the Director of Planning and Development.
  - C. Provide five-foot landscape strip adjacent to internal property lines.
  - D. Buildings shall be finished with architectural treatments of glass and/or brick, stone or, stucco; or submit alternate architectural plans for approval of the Planning Director prior to issuance of a building permit.
  - E. No billboards are permitted.
  - F. Dumpsters shall be screened by a fence or wall.

- G. Provide interparcel access as may be required by the Department of Planning and Development.
- H. Provide sidewalks adjacent to Five Forks Trickum Road across the entire property frontage.
- I. One curb-cut shall be permitted on Five Forks Trickum Road. Design and locations of curb-cut shall be subject to approval of the Gwinnett County Department of Transportation.
- J. No outdoor storage shall be permitted.
- K. Natural vegetation shall remain on the property until the issuance of a development permit.
- L. Provide a 15-foot rear yard setback adjacent to the southeastern property line.

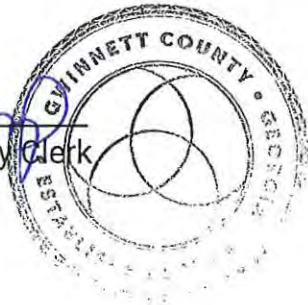
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 11/12/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LAND DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 12 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF COMMENCEMENT** begin at a Point formed by the Intersection, if extended, of the Westerly Right-of-Way of Ronald Reagan Parkway (R/W Varies) and the Easterly Right-of-Way of Five Forks Trickum (110' R/W); THENCE leaving said Intersection, South 24 degrees 52 minutes 26 seconds East for a distance of 97.76 feet to a Concrete Monument Found, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said Right-of-Way of Ronald Reagan Parkway the following two (2) courses and distances, South 24 degrees 52 minutes 26 seconds East for a distance of 103.72 feet to a Concrete Monument Found; THENCE South 43 degrees 15 minutes 35 seconds East for a distance of 90.07 feet to an Iron Pin Set; THENCE leaving said Right-of-Way, South 49 degrees 53 minutes 31 seconds West for a distance of 110.63 feet to a 5/8" Rebar Found; THENCE South 51 degrees 07 minutes 29 seconds West for a distance of 168.74 feet to a 3/4" Iron Rod; THENCE North 58 degrees 59 minutes 44 seconds West for a distance of 146.09 feet to an Iron Pin Set on the aforesaid Right-of-Way of Five Forks Trickum; THENCE continuing along said Right-of-Way, North 29 degrees 04 minutes 06 seconds East for a distance of 300.45 feet to an Iron Pin Set; THENCE leaving said Right-of-Way, South 89 degrees 22 minutes 09 seconds East for a distance of 89.87 feet to a Concrete Monument Found, said point being **THE POINT OF BEGINNING**.

Said property contains 1.433 acres (62,432 Square Feet) as shown on the survey prepared by Precision Planning, Inc., dated April 29, 1997, Revised July 29, 1997. (PPI Project #97142)

RECEIVED BY  
PLANNING & DEVELOPMENT  
AUGUST 7, 2020  
CIC2020-00026



GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 3, 2020

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. BROOKS, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to R-TH by ACTION TECHNOLOGY SOLUTIONS, LLC for the proposed use of TOWNHOUSES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 3<sup>rd</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to R-TH is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Single-family attached townhomes and accessory uses, not to exceed 56 units.
- B. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
- C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum two-foot high brick or stacked stone water table on the sides. End units at the entrance to the development shall have side façades facing Beaver Ruin Road constructed of brick or stacked stone, with accents of fiber-cement siding or shake.
- D. All dwellings shall have at least a double-car garage.
- E. Townhome buildings shall include (i) modulated facades of differing depths to create separate ridges per unit, (ii) front facades with three different building materials (i.e. shake, board and batten, horizontal siding, brick, or stone), (iii) carriage-style garage doors, and (iv) architectural shingles. No more than two elevations shall repeat in each townhome building.
- F. A mandatory Homeowners Association shall be established and responsible for maintenance of all common areas, facilities and street frontage landscaping. The Homeowners Association shall be responsible for maintaining all the townhomes landscaping, attached decks, townhome roofs and painting of townhome exteriors.

2. To satisfy the following site development considerations:

- A. Provide a 50-foot wide landscape setback along Beaver Ruin Road. The Beaver Ruin Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans

shall be subject to review and approval by the Director of Planning and Development.

- B. Provide a 20-foot wide grassed or landscape strip between all buildings. Final layout shall be subject to the review and approval by the Director of Planning and Development.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-way.
- F. All grassed areas shall be sodded.
- G. All utilities shall be placed underground.
- H. Stormwater facilities shall not be located within any required landscape setback or landscape strip.
- I. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- J. Provide a 30-foot-wide landscaped buffer around the perimeter of the property where adjacent to residentially zoned property.
- K. In addition to the standard parking requirement, guest parking shall be provided at a rate of 0.25 spaces per dwelling unit and shall be located in a separate parking lot or in parallel parking spaces located outside of the travel lane of interior roads.
- L. The project entrance shall include a landscaped center island.
- M. The main street shall include at least one landscaped center median or island.

CASE NUMBER RZM2020-00031

GCID 2020-0981

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 11/12/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 175, 6<sup>th</sup> District Gwinnett County, Georgia, and being more particularly described as follows: BEGINNING at POB; thence South 19°27'00" East, a distance of 331.13 feet to a point; thence South 67°10'00" West, a distance of 703.0 feet to a point; thence South 70°02'00" West, a distance of 192.5 feet to a point; thence North 22°34'00" West, a distance of 441.9 feet to a point; thence North 67°11'00" East, a distance of 100.0 feet to a point; thence South 21°00'29" West, a distance of 121.20 feet to a point; thence North 65°48'42" East, a distance of 819.63 feet to a point, being the POINT OF BEGINNING.

Said tract contains 7.11 acres or 309,711 square feet.

RECEIVED BY  
PLANNING & DEVELOPMENT  
AUGUST 7, 2020  
RZM2020-00031

CASE NUMBER RZM2020-00010  
GCID 2020-0355

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Nay
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. HUNTER, which carried 4-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-TH by GA LAND DEVELOPMENT PARTNERS for the proposed use of TOWNHOUSES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to R-TH is hereby **APPROVED AS TND** with the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Single-family detached dwellings and accessory uses and structures, not to exceed a net density of 4.4 units per acre with the following limitations:
  - i. No less than 8% of the total number of lots may be categorized as "mid-size lots" per the TND standards within the Unified Development Ordinance.
  - ii. No less than 10% of the total number of lots may be categorized as "small lots" per the TND standards within the Unified Development Ordinance.
  - iii. No more than 60% of the total number of lots may be categorized as "townhomes" per the TND standards within the Unified Development Ordinance.
  - iv. Non-residential development shall be prohibited.
- B. The minimum heated floor area per dwelling shall be as follows:
  - i. Two-bedroom townhomes: 1,400 square feet
  - ii. Three-bedroom townhomes: 1,600 square feet
  - iii. Detached homes: 1,800 square feet
- C. Homes shall be designed to incorporate the following: all front and side facades shall be designed with the following materials: brick, stone, fiber-cement siding, cedar shake, or a mixture thereof. The remaining sides shall have a brick water table to the level of the main floor, no less than 24-inches in height.
- D. All detached dwellings shall have at least a double-car garage.

E. The applicant shall submit a master design standards document for the project that includes at minimum, architectural elements, site features, signage strategy, and amenities plan. This document shall be subject to the review and approval by the Director of Planning and Development. The property shall be developed in general accordance with the site plan and building elevations submitted at the October 27, 2020, Board of Commissioners public hearing and/or as set forth in the master design standards document as approved by the Director of Planning and Development.

2. To satisfy the following site development considerations:

- A. All new utilities shall be placed underground.
- B. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Fence Road frontage shall be landscaped by the developer and maintained by the Homeowners Association, and shall include decorative masonry entrance features and a decorative fence. Landscaping plans, entrance features and fencing shall be subject to the review and approval of the Director of Planning and Development.
- C. Amenity areas shall be in general accordance as shown on the submitted site plan and shall consist of at minimum, a recreation area including a swimming pool, clubhouse, common area, and walking trails. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
- D. Detention pond(s) shall be fenced with a black vinyl-coated chain link or wooden opaque fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. All grassed areas on dwelling lots shall be sodded.
- G. Direct lot access to Fence Road shall be prohibited.



GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



# Fence Road Property Description

## LEGAL DESCRIPTION (SURVEY)

All that tract or parcel of land lying and being in Rocky Creek, G.M.D. 1587 in Gwinnett County, Georgia being more particularly described as follows:

Commence at a Point located at the intersection of the westerly right-of-way of Fence Road (80 foot right of way) and the southerly right-of-way of State Route 324 also known as Auburn Road (variable right of way). Thence proceed along the westerly right of way of Fence Road the following courses and distances: South 26 degrees 30 minutes 47 seconds West a distance of 106.49 feet to a point; THENCE along a curve to the left having a radius of 4558.16 feet, an arc length of 258.13 feet and a chord which bears South 24 degrees 53 minutes 26 seconds West a distance of 258.10 feet to a point; THENCE South 23 degrees 16 minutes 06 seconds West a distance of 52.00 feet to a point; THENCE along a curve to the right having a radius of 1260.02 feet, an arc length of 98.38 feet and a chord which bears South 25 degrees 30 minutes 19 seconds West a distance of 98.36 feet to a point; THENCE South 27 degrees 44 minutes 31 seconds West a distance of 55.18 feet to a point; THENCE along a curve to the right having a radius of 663.00 feet, an arc length of 99.85 feet and a chord which bears South 32 degrees 03 minutes 24 seconds West a distance of 99.76 feet to a point; THENCE South 36 degrees 23 minutes 16 seconds West a distance of 18.27 feet to a point; THENCE along a curve to the right having a radius of 2421.20 feet, an arc length of 73.86 feet and a chord which bears South 37 degrees 14 minutes 42 seconds West a distance of 73.85 feet to a 1/2" rebar; THENCE leaving said right of way and running North 53 degrees 49 minutes 11 seconds West a distance of 336.65 feet to a 1/2" rebar; THENCE North 66 degrees 02 minutes 25 seconds West a distance of 119.96 feet to a 1/2" rebar; said point being the POINT OF BEGINNING; THENCE South 34 degrees 23 minutes 40 seconds West a distance of 175.08 feet to a 1/2" Rebar; THENCE South 53 degrees 57 minutes 24 seconds East a distance of 431.14 feet to a 1/2" Rebar on the Northerly right-of-way line of Fence Road; THENCE South 44 degrees 46 minutes 11 seconds West along said Northerly right-of-way line of Fence Road, a distance of 573.52 feet to a point on the Northerly right-of-way line of Fence Road; THENCE South 45 degrees 59 minutes 58 seconds West along said Northerly right-of-way line of Fence Road; a distance of 65.76 feet to a 1/2" Rebar on the Northerly right-of-way line of Fence Road; THENCE leaving said right of way and running North 44 degrees 19 minutes 00 seconds West a distance of 1787.78 feet to a 1/2" rebar; THENCE North 50 degrees 08 minutes 07 seconds East a distance of 580.76 feet to a 1/2" rebar; THENCE South 64 degrees 47 minutes 00 seconds East a distance of 126.84 feet to a 1/2" rebar; THENCE North 35 degrees 20 minutes 24 seconds East a distance of 462.65 feet to a 1/2" rebar; THENCE South 50 degrees 58 minutes 22 seconds East a distance of 382.49 feet to a point; THENCE South 19 degrees 27 minutes 52 seconds East a distance of 156.61 feet to a point; THENCE South 70 degrees 32 minutes 08 seconds West a distance of 248.87 feet to a point; THENCE South 22 degrees 58 minutes 39 seconds West a distance of 49.85 feet to a point; THENCE South 44 degrees 23 minutes 34 seconds West a distance of 132.52 feet to a point; THENCE South 16 degrees 47 minutes 44 seconds West a distance of 164.35 feet to a point; THENCE South 09 degrees 36 minutes 40 seconds West a distance of 55.13 feet to a point; THENCE South 66 degrees 05 minutes 33 seconds East a distance of 740.08 feet to the POINT OF BEGINNING.

Said tract of parcel of land containing 29.00 acres.

RECEIVED BY

FEB 07 2020

Planning & Development

CASE NUMBER SUP2020-00054  
GCID 2020-0974

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. FOSQUE, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by RECYCLED PRODUCTS OF GEORGIA for the proposed use of SALVAGE OPERATION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Salvage operations shall be for concrete, brick, block, rock, wood, plastic, tree debris and inert materials. Auto salvage, metal salvage, tire dumps, municipal solid waste, biological and/or hazardous waste shall be prohibited.
2. Any building/structure shall have a brick front façade. The front building façade, the paved parking area and the driveway extending from Alcovy Industrial Boulevard shall remain free of concrete, construction, tree and other debris at all times, and shall be utilized for customer access and parking only.
3. Metal shredders or compactors are prohibited.
4. Hours of operation shall be limited to between 7:00am and 5:00pm, Monday through Friday and 7:00am and 1:00pm Saturday.
5. Provide a 20-foot landscape strip along Alcovy Industrial Boulevard to include at minimum two rows of evergreen trees planted 15-feet on center and one row of evergreen shrubs planted four feet on center for the length of the property frontage. An even mix of at least two species of evergreen trees shall be provided and must be at least six-feet in height at time of planting. Shrub species to be at least four feet in height at maturity. Final landscape design subject to review and approval by the Director of the Department of Planning and Development.



6. Provide a chain link fence ten-feet in height with slats for screening around the entire perimeter of the property. Along Alcovy Industrial Boulevard, fence is to be placed at the rear of the 20-foot landscape strip.
7. Access shall be limited to two entrances off Alcovy Industrial Boulevard.
8. Concrete, brick, block, rock, wood, plastic, tree debris and inert materials shall not be placed or stacked at a height of more than 15-feet. Stockpile areas, maximum heights and chain link fence shall be depicted on the site plans submitted to the County for construction permits.
9. Owner shall obtain and abide by any required air quality permits issued by State and/or Federal authorities.
10. Incineration activities shall be prohibited.
11. A water-based sprinkler dust suppression system shall be utilized during any operation that creates airborne particulate matter. The sprinkler system shall be subject to the review and approval of the Director of Planning and Development. A water truck and/or stand alone water delivery system (i.e., water tank, etc.) shall also be located on site to manage dust.
12. No "Hazardous Substances" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 with current amendments, and associated regulations promulgated thereunder, shall be stored or handled on the Site.
13. Oversized signs or billboards shall be prohibited.
14. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
15. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
16. Peddlers and/or parking lot sales shall be prohibited.

- 17. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine into adjacent properties.
- 18. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- 19. Parking and equipment storage lot to be gravel. Entrance drive and apron to be paved per the Unified Development Ordinance.

WINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## Legal Description

All that tract or parcel of land lying in Land Lot 242, 5<sup>th</sup> District, Gwinnett County Georgia, and being more particularly described as follows:

**Beginning** at the intersection of the northerly right of way of U.S. Highway #29 (RW varies) and the westerly right of way of Alcovy Industrial Boulevard (RW varies); thence along the northerly right of way of Highway #29 South 69 degrees 15 minutes 16 seconds West a distance of 663.13 feet to a point; thence leaving said right of way North 60 degrees 13 minutes 00 seconds West a distance of 171.96 feet to a point located on the M-2 zoning line which is the True point of beginning; thence North 60 degrees 13 minutes 00 seconds West a distance of 146.87 feet to a point; thence North 29 degrees 47 minutes 00 seconds East a distance of 6.17 feet to a point; thence North 59 degrees 50 minutes 00 seconds West a distance of 236.73 feet to a point; thence North 60 degrees 15 minutes 00 seconds West a distance of 440.00 feet to a point; thence North 61 degrees 00 minutes 00 seconds West a distance of 119.39 feet to a point; thence North 29 degrees 00 minutes 00 seconds East a distance of 148.46 to a point located on the southerly right of way of Alcovy Industrial Boulevard (RW varies); thence along said right of way South 73 degrees 44 minutes 00 seconds East a distance of 880.54 feet to a point; thence leaving said right of way South 15 degrees 55 minutes 24 seconds West a distance of 370.92 feet to a point which is the True Point of Beginning.

Said lot contains 230,250 sq. feet (5.29 acres)

RECEIVED BY

SEP 16 2020

Planning & Development

SUP '20 054

CASE NUMBER RZR2020-00029  
GCID 2020-0849

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. FOSQUE, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to TND by EMBRY DEVELOPMENT COMPANY, LLC for the proposed use of TRADITIONAL NEIGHBORHOOD DEVELOPMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to TND is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single family detached dwellings and accessory structures with the following limitations:
    - i. No more than 50% of the total number of lots may be categorized as “townhouse lots” per the TND standards within the Unified Development Ordinance.
    - ii. No more than 20% of the total number of lots may be categorized as “small lots” per the TND standards within the Unified Development Ordinance.
    - iii. No more than 30% of the total number of lots may be categorized as “mid-size or large lots” per the TND standards within the Unified Development Ordinance.
  - B. The minimum heated floor area per dwelling shall be as follows:

a.	Townhouse dwellings:	2,000 square feet
b.	Small Lot dwellings:	2,200 square feet
c.	Mid-size Lot and larger dwellings:	2,400 square feet
  - C. Homes shall be constructed with front and side facades primarily of brick and/or stacked stone. The balance of the home may be the same or of cedar or fiber-cement siding or shake with a minimum three-foot brick or stacked stone water table.

- D. All dwellings shall have a minimum two-car garage. "Townhouse" residences shall have rear entry garages served by alleys. Alleys shall be constructed with a maximum width of 16 feet with no curb or roll-back curb only. No utility easements shall be allowed within any alley. One access point from a public right-of-way or a private street to the alley shall be required for every eight homes served by the alley. Final layout shall be subject to the review and approval of the Director of Planning and Development.
  - E. A minimum of one on-street parking space shall be provided for every three rear-entry homes. On-street parking shall be designed to provide landscaped islands between every four spaces and parking shall be offset on the other side of the street so as to only allow parking on one side of the street at any given location.
2. To satisfy the following site development considerations:
- A. Provide a 50-foot buffer along all exterior property lines adjacent to property zoned R-100.
  - B. Maintain a minimum 40-foot building setback from the right-of-way of Old Peachtree Road.
  - C. The Old Peachtree Road frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features. A decorative fence shall be required along the Old Peachtree Road right-of-way. Landscaping plans, entrance features and fencing shall be subject to the review and approval of the Director of Planning and Development.
  - D. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
  - E. Common area and a recreation area shall be provided in general accordance with the submitted rezoning exhibit. Pocket parks with amenities shall be provided along the internal street network and evenly spaced throughout the development. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
  - F. All utilities shall be placed underground.

- G. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be screened from view of adjacent residences with a double staggered row of evergreens.
  - H. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.
  - I. All grassed areas on dwelling lots shall be sodded.
  - J. No direct lot access shall be allowed to Old Peachtree Road.
3. To abide by the following requirements, dedications and improvements.
- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.
  - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T.
  - C. All design and construction will be subject to D.O.T. review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



Legal Description  
Pharr Tract

All that tract or parcel of land lying and being in Land Lot 104 of the 7<sup>th</sup> District of Gwinnett County, Georgia and containing 27.68 acres as per surveys prepared by Hayes, James & Associates on 08/07/76 and being more particularly described as follows:

Beginning at a point (Point of Beginning – POB) on the original Land Lot line separating Land Lots 133 and 104 and said True Point of Beginning (TPOB) being 1088.29 feet Northeast from the Land Lot corner common to Land Lots 104, 105, 132 and 133; thence from the POB and along said Land Lot line N59°22'00"E a distance of 536.1 feet to a point; thence N57°47'00"E a distance of 139.6 feet to a point; thence leaving said Land Lot line S31°55'00"E a distance of 1861.9 feet to a point on the Northerly right-of-way line of Old Peachtree Road (80' R/W); thence along said right-of-way line S71°56'00"W a distance of 696.0 feet to a point; thence leaving said right-of-way line N31°53'00"W a distance of 1708.4 feet to the True Point of Beginning (TPOB).

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JUL 02 2020

Planning&Development

RZR 20 029



CASE NUMBER CIC2020-00028  
GCID 2020-1061

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by GORDON LAWRENCE to Change the Conditions of Zoning on a tract of land zoned O-1 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Use of the property shall be restricted to a place of worship, a lodge and meeting/banquet facility or professional office.
  - B. Building shall be four-sided brick, stacked stone, or stucco.
2. To abide by the following site development considerations:
  - A. Remove the existing substandard access driveway to Bay Creek Road or construct a new driveway to appropriate commercial driveway and entrance standards.
  - B. Require a ten-foot wide replanted buffer along the northern property line.
  - C. Provide a 50-foot wide natural buffer outside the dedicated right of way of Loganville Highway, planted with non-ornamental shade trees (where sparsely vegetated). Provide a 15-foot wide landscaped buffer along the length of Bay Creek Road, planted with a mixture of evergreens to provide a vegetative screen for residences across the road.
  - D. Only one ground sign shall be allowed on the property and it shall be limited to a monument-type sign with a masonry base matching the building, and shall be limited to six feet in height.
  - E. Dumpsters shall be screened by 100% brick or stacked stone wall.
  - F. Parking lot/security lighting shall be directed inwards so as not to interfere with adjacent residents.

3. Abide by the following dedications and improvements:

- A. Prior to the issuance of the first Development Permit, donate sufficient right of way along the entire property frontage, on Loganville Highway, so the resulting right of way width, on the east side of the road, is at least 60 feet.
- B. Though not a condition of rezoning it is highly recommended that the applicant patronize the Grayson School Cluster Foundation.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk





## Legal Description

All that tract or parcel of land lying and being in Land Lot 162 of the 5th Land District of Gwinnett County, Georgia and being more particularly described as follows;

Commencing at a mag nail in the center line intersection of Bay Creek Rd. and Willowwind Dr., thence South 36 degrees 49 minutes 01 seconds East a distance of 615.75 feet along a tie line to a ½" RBF on the westerly right of way of Bay Creek Rd., a 60 foot right of way, said point being the true point of beginning, thence running along said westerly right of way of Bay Creek Rd. South 40 degrees 16 minutes 04 seconds East a distance of 376.02 feet to a concrete monument, then leaving said right of way South 57 degrees 56 minutes 40 seconds West a distance of 443.03 feet to a ½" RBF, thence South 57 degrees 56 minutes 40 seconds West a distance of 421.79 feet to an IPS on the easterly right of way of GA Hwy. 20, thence running along said easterly right of way of GA Hwy. 20 North 21 degrees 32 minutes 59 seconds West a distance of 365.40 feet to a R/W Monument, thence North 69 degrees 18 minutes 33 seconds East a distance of 13.13 feet to a R/W Monument, thence North 21 degrees 12 minutes 36 seconds West a distance of 23.04 feet to a R/W Monument, thence South 66 degrees 55 minutes 12 seconds West a distance of 13.30 feet to a R/W Monument, thence North 18 degrees 41 minutes 49 seconds West a distance of 3.40 feet to a ½" RBF, thence North 58 degrees 53 minutes 20 seconds East a distance of 162.82 feet to a ½" RBF, thence North 58 degrees 55 minutes 57 seconds East a distance of 403.17 feet to a ½" RBF, thence North 58 degrees 53 minutes 57 seconds East a distance of 173.73 feet to a ½" RBF, said point being the point of Beginning.

Said tract contains 6.964 acres.

CASE NUMBER CIC2020-00030  
GCID 2020-1062

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by GEOSAM CAPITAL US GEORGIA, LLC to Change the Conditions of Zoning on a tract of land zoned R-100 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures, with a gross density not to exceed one unit per acre (269 lots).
  - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for single-story dwellings and 2,400 square feet for two-story dwellings.
  - C. Homes shall be constructed with front facades of brick, stacked stone or stucco with minor treatments (i.e. bay windows or gables) of cedar shake, wood or fiber-cement siding. Remaining sides may be of brick, stacked stone, stucco, wood or fiber-cement siding.
  - D. All dwellings shall have a minimum of a double-car garage.
  - E. The property shall not be developed as a CSO-type subdivision.
  - F. Mass-grading shall be prohibited except where rock is found or where streets are designated. Otherwise lots shall be graded on a lot by lot basis. Trees to be saved shall be tagged and marked with orange tree-save fence prior to grading.
  - G. Provide an undisturbed ten-foot buffer adjacent to tax parcels R5248 040 and R5248 041 and provide an undisturbed 50-foot buffer around the remaining sides of the subject property. Buffer shall be marked with orange tree-save fence prior to any grading.
2. To satisfy the following site development considerations:
  - A. Direct lot access to Ewing Chapel Road shall be prohibited. Houses shall maintain a minimum 100-foot setback from Ewing Chapel Road.

- B. A maximum of two exits/entrances shall be allowed for this development. One entrance/exit shall be located at the south-end and entrance/exit at the north-end (estate lots). The location of exits/entrances shall be subject to review and approval of the Gwinnett County Department of Transportation.
  - C. Provide stub streets as may be required by the Development Division.
  - D. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.
  - E. Provide underground utilities throughout the development.
  - F. All front and side yard areas shall be sodded. Those lots adjacent to the Alcovy River shall be sodded or hydro-seeded in the rear yard.
  - G. A six-foot high chain-link privacy fence shall be installed along the entire 1,500-foot length of the shared property line with Mr. DeLatour. The fence shall be maintained by the Homeowners Association.
  - H. Final Development Plan, location of fencing and landscaping shall be subject to review and approval of the Director of Planning and Development.
  - I. Install a six-foot high black vinyl coated chain link fence along the shared property line with Mr. Andy Cash.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of a Development Permit, donate all right-of-way and easements for a safety alignment project on Ewing Chapel Road per plans on file with the Gwinnett Department of Transportation project number 9395.
  - B. The subdivision entrance onto Ewing Chapel Road shall be relocated outside of the area impacted by the Gwinnett D.O.T. Project 9395 (safety alignment of Ewing Chapel Road).
  - C. Within 90 days of recording the final plat, design and construct a center turn lane at the south entrance. All necessary right-of-way and easements for this construction shall be donated by Gwinnett County. Resurface and stripe Ewing Chapel Road throughout the entire widened section as directed by Department of Transportation. All design and construction will be subject to review and approval of the Department of Transportation.
  - D. Applicant shall dedicate at no cost to Gwinnett County a minimum 20-foot wide easement/right-of-way adjacent to the Alcovy River. Proposed easement location



and site plan shall be subject to review by the Department of Community Services. Said easement to be used in the future as a greenway, walkway, park or any other public use as determined by the Director of Community Services.

- E. A statement shall be placed on the final plat in order to notify future homeowners of the proposed subdivision that they are moving into a rural area customarily used for the raising of hogs, cows, chickens, horses, and other farm animals, and for crops, which may cause noises and odors typical of a rural area.
  
- F. The applicant, in order to provide to school authorities detailed information on the impact the development may have on the school system, shall notify the School Board and School Board Planning Staff in writing, the number of units in the development and the type of housing, the number of bedrooms per house, and the phasing of the development, prior to the issuance of a Development Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





## LAND DESCRIPTION

All the tract or parcel of land lying and being in Land Lots 248 and 249, of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Commencement, Begin at a point at the intersection of Land Lots 248, 249, 264 and 265,; THENCE traveling along the Land Lot Line Common to Land Lots 264 and 265, North 61 degrees 53 minutes 29 seconds East for a distance of 1,469.06 feet to a point, said Point being the Point of Beginning.

THENCE from said point as thus established and leaving said Land Lot Line, South 26 degrees 50 minutes 41 seconds East for a distance of 177.61 feet to a Point on the Northwesterly Right-of-Way of Waterchase Drive (50' Right-of-Way); THENCE South 17 degrees 26 minutes 36 seconds West for a distance of 69.85 feet to a Point on the Southeasterly Right-of-Way of Waterchase Drive; THENCE leaving said Right-of-Way, South 26 degrees 50 minutes 41 seconds East for a distance of 148.91 feet to a Point; THENCE South 64 degrees 28 minutes 07 seconds West for a distance of 145.58 feet to a Point; THENCE North 70 degrees 31 minutes 33 seconds West for a distance of 248.32 feet to a Point; THENCE South 79 degrees 04 minutes 30 seconds West for a distance of 212.42 feet to a ½" Rebar Found; THENCE South 59 degrees 35 minutes 19 seconds West for a distance of 107.56 feet to a ½" Rebar Found; THENCE South 85 degrees 23 minutes 10 seconds West for a distance of 100.27 feet to a Point; THENCE North 87 degrees 10 minutes 26 seconds West for a distance of 41.81 feet to a Point; THENCE South 68 degrees 24 minutes 50 seconds West for a distance of 60.55 feet to a Point; THENCE South 79 degrees 33 minutes 54 seconds West for a distance of 100.04 feet to a Point; THENCE North 89 degrees 00 minutes 02 seconds West for a distance of 101.48 feet to a ½" Rebar Found; THENCE North 68 degrees 17 minutes 44 seconds West for a distance of 34.47 feet to a Point; THENCE South 82 degrees 46 minutes 18 seconds West for a distance of 100.16 feet to a Point; THENCE South 49 degrees 20 minutes 44 seconds West for a distance of 121.30 feet to a Point; THENCE South 56 degrees 13 minutes 18 seconds West for a distance of 222.68 feet to a Point in the Centerline of the Alcovy River (156.16 to the traverse line intersection), said River being the Property Line; THENCE traveling along said Centerline of the Alcovy River in a Northwesterly Direction for a distance of +/- 1,217 feet to a point, Said River having a Traverse line the following three (3) courses and distances, North 34 degrees 17 minutes 35 seconds West for a distance of 180.25 feet to a Point; THENCE North 37 degrees 22 minutes 44 seconds West for a distance of 641.71 feet to a Point; THENCE North 20 degrees 19 minutes 35 seconds West for a distance of 355.38 feet to a Point; THENCE leaving said Centerline of the Alcovy River, North 67 degrees 57 minutes 11 seconds East for a distance of 1134.24 feet to a ½" Rebar Found (1,053.80 back to Traverse Line); THENCE North 67 degrees 58 minutes 46 seconds East for a distance of 1,658.02 feet to a ½" Open Top Pipe Found; THENCE South 45 degrees 42 minutes 07 seconds East for a distance of 315.56 feet to a Point; THENCE South 58 degrees 12 minutes 54 seconds West for a distance of 1,292.30 feet to a ½" Rebar Found; THENCE South 00 degrees 17 minutes 36 seconds West for a distance of 608.40 feet to a ½" Iron Bar Found on the Land Lot Line Common to Land Lots 248 & 249; THENCE along said Land Lot Line, North 61 degrees 53 minutes 29 seconds East for a distance of 303.74 feet to a Point, said point being THE POINT OF BEGINNING.

Said property contains 54.518 Acres.

RECEIVED BY  
PLANNING & DEVELOPMENT  
SEPTEMBER 9, 2020  
CICI2020-00030

CASE NUMBER SUP2020-00057  
GCID 2020-1046

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CORY MARSHALL for the proposed use of an COMMUNITY LIVING ARRANGEMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

3495 Lenora Church Road, Snellville, Georgia 30039

All that tract or parcel of land lying and being in Land Lot 3, 5<sup>th</sup> District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch rebar found on the Westerly right-of-way of Lenora Church Road (80' right-of-way), said point being 1205.65 feet in a Northerly direction from the intersection of said right-of-way and the South line of land lot 3; thence leaving said right-of-way North 84°15'11" West a distance of 589.26 feet to a ½ inch rebar found disturbed; thence North 28°06'30" West a distance of 124.40 feet to a ½ inch rebar found; thence South 84°41'58" East a distance of 644.34 feet to a ½ inch rebar found on the Westerly right-of-way of Lenora Church Road; thence along said right-of-way, following a curve to the left, said curve having an arc distance of 109.27 feet and a radius of 2904.79 feet and being subtended by a chord bearing South 01°44'33" East a distance of 109.26 feet to a ½ inch rebar found and THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 1.499 acres.

SUP '20 057

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AUG 25 2007

Planning & Development

CASE NUMBER SUP2020-00061  
GCID 2020-1063

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by STEPHEN D. NORTON DBA/MOBILITY CENTER OF GEORGIA for the proposed use of AUTOMOBILE REPAIR SHOP on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to commercial/retail uses, which may include automobile repair as special uses. Salvage/junkyard operations shall be prohibited. No vehicle sales of any kind shall occur at this location.
2. Salvage of inoperable vehicles and outdoor storage of automotive parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
3. Any new buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
4. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
5. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
6. All vehicles awaiting repair shall be parked in the paved area along the side and rear of the building behind the existing fence and gate. The existing fence shall be fitted with screening slats or fabric, to provide an effective screen from view of Stone Mountain Highway. The paved area at the front of the lot, between Stone Mountain

Highway and the front building façade and fence/gate, shall remain free of vehicles awaiting repair at all times, and shall be utilized for rear access and customer parking only.

7. Outdoor storage shall be limited to the rear yard and screened per the requirements of the Unified Development Ordinance.
8. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
9. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



3304

Exhibit "A"

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 52 of the 6<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

To locate the POINT OF BEGINNING, measure from the intersection of the southeasterly right of way of U.S. Highway No. 78 (50 feet from centerline of U.S. Highway No. 78) and the north line of Land Lot 52, thence southwesterly along the right of way of U.S. Highway No. 78 a distance of 11.87 feet to the POINT OF BEGINNING. Thence running southwesterly along the right of way of U.S. Highway No. 78 and following the curvature thereof an arc distance of 130.00 feet to a point; thence running south 33° 05' 03" east a distance of 140.79 feet to a point; thence running south 33° 05' 00" east a distance of 137.83 feet to a point; thence running north 46° 38' 00" east a distance of 124.94 feet to a point; thence running north 30° 19' 00" west a distance of 82.48 feet to a point; thence running in a northwesterly direction a distance of 207.50 feet to a point on the southeasterly right of way of U.S. Highway No. 78 and the POINT OF BEGINNING.

Said tract contains 0.845 acres, more or less, as shown on that certain Site Plan of Statham Tire Co., dated July 16, 1984, prepared by Robert M. Buhler L.S., Georgia Registered Land Surveyor No: 1403.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 52 of the 6<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point 1.1 feet southwesterly of the intersection of the northeasterly land lot line of Land Lot 52 and the southeasterly right of way of U.S. Highway No. 78 *at/da* Georgia Highway 10 (100 foot right of way) and from said POINT OF BEGINNING running thence 10.77 feet in a southwesterly direction along the southeasterly right of way of U.S. Highway No. 78 to a point; running thence south 33° 22' 34" east, a distance of 158.85 feet to a point; running thence north 29° 41' 00" west, a distance of 45.48 feet to a point; running thence north 44° 02' 34" west, a distance of 12.43 feet to a point; running thence north 06° 06' 28" east, a distance of 7.71 feet to a point; running thence north 29° 41' 00" west, a distance of 97.32 feet to a point on the southeasterly right of way of U.S. Highway No. 78, which is POINT OF BEGINNING, said property being more particularly described according to plat of survey by Virgil F. Gaddy, Georgia Registered Land Surveyor, dated May 26, 1988.

TOGETHER WITH easement described at Deed Book 4030, Page 320, Gwinnett County, Georgia Records.

S D W

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SUP '20 06 1

SEP 08 2020

Planning & Development

CASE NUMBER RZC2020-00023  
GCID 2020-1049

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to C-2 by BAREFOOT BROTHERS, LLC for the proposed use of SELF-STORAGE (CLIMATE-CONTROLLED)/MINI-WAREHOUSE FACILITY (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to C-2 is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





**LEGAL DESCRIPTION**

**(4604 Braselton Highway)**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 3 of the 3<sup>rd</sup> District, Gwinnett County, Georgia, and being more particularly shown on a Plat prepared by H.L. Dunahoo, Georgia Registered Surveyor No. 277, dated June 17, 1953, and being of record in Plat Book "L," Page 181, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located on the Northerly side of State Highway No. 124 at the point where lands now or formerly of Henry Woods intersects said road, and run thence from said iron pin, being the point of beginning, along the Northern right-of-way of State Highway No. 124 along a curve to the left having a radius of 1,290.00 feet and arc length of 361.42 feet being subtended by a chord of North 79 degrees 56 minutes 29 seconds East for a distance of 360.24 feet to a Point; thence leaving said right-of-way run North 37 degrees 00 seconds 00 minutes East for a distance of 630.00 feet to a Point; thence run South 79 degrees 15 minutes 00 seconds East a distance of 420.00 feet to a Point; thence run South 37 degrees 00 minutes 00 seconds West a distance of 630.00 feet to a Point located on the northerly right-of-way of State Highway No. 124, which said Point is the POINT OF BEGINNING.

Said tract being identified as Gwinnett County Tax Parcel No. R3003 013, and commonly known as 4604 Braselton Highway according to the current system of numbering.

RECEIVED BY  
PLANNING & DEVELOPMENT  
SEPTEMBER 4, 2020  
RZC2020-00023

CASE NUMBER SUP2020-00058  
GCID 2020-1050

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by BAREFOOT BROTHERS, LLC for the proposed use of an SELF-STORAGE (CLIMATE CONTROLLED)/MINI-WAREHOUSE FACILITY (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane King  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Duncan's District, G.M., Gwinnett County, Georgia (Land Lot 3 of the 3<sup>rd</sup> District) containing six (6) acres, more or less, and being more particularly shown on a Plat prepared by H.L. Dunahoo, Georgia Registered Surveyor No. 277, dated June 17, 1953, and being of record in Plat Book "L," Page 181, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located on the Northerly side of State Highway No. 124 at the point where lands now or formerly of Henry Wood intersects said road,

and run thence from said iron pin point of beginning along the Northern right-of-way of State Highway No. 124 North 74° West 204 feet to a point identified by a concrete right-of-way marker; thence continuing along said right-of-way run North 84° West 216 feet to an iron pin; thence leaving said right-of-way run North 37° East 630 feet to an iron pin; thence run South 79-¼° East 420 feet to a Red Oak Tree at property now or formerly of Henry Wood; thence run along property now or formerly of Wood South 37° West 630 feet to an iron pin located on the Northern right-of-way of State Highway No. 124, which said iron pin is the POINT OF BEGINNING. Said tract being Tax Parcel R3003 013, commonly known as 4604 Braselton Highway according to the current system of numbering.

RECEIVED BY  
PLANNING & DEVELOPMENT  
SEPTEMBER 4, 2020  
SUP2020-00058

CASE NUMBER RZC2020-00016  
GCID 2020-0977

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Nay
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. HUNTER, which carried 4-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to C-2 by BRAND ROAD CENTER, LLC for the proposed use of CONVENIENCE STORE WITH FUEL PUMPS (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail, service-commercial, office, and accessory uses.
  - B. Buildings shall be of a brick, stacked stone, and/or glass finish on all sides. Stucco may only be used as an accent material. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.
  - C. Gasoline canopy support columns shall be brick or stacked stone matching the building exterior. The vertical façade panels of the canopy roof shall incorporate a continuous vertical change of plane (either projecting or recessed). The change of plane shall have a minimum offset of one inch and a minimum vertical height of six inches. The offset plane shall have a contrasting color.
2. To satisfy the following site development considerations:
  - A. Provide a 20-foot wide landscaped buffer adjacent to all residentially zoned property.
  - B. Provide a ten-foot wide landscaped strip outside the rights of way of Loganville Highway and Brand Road.
  - C. No more than one entrance/exit onto Loganville Highway and Brand Road each shall be provided. The location and design of the driveways shall be

subject to review and approval of the Gwinnett and Georgia Departments of Transportation.

- D. No oversized signs shall be permitted.
- E. Ground signs shall be limited to monument type signs with a brick base.
- F. Dumpsters may be located as depicted on the site plan submitted with the application but shall be screened by a 100 percent opaque brick wall. Hours of pick-up shall be limited to between 7:00am and 7:00pm.
- G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned properties.
- H. No outdoor loudspeakers shall be allowed except as required at the fuel pumps for the safety and customer accessibility.
- I. Natural vegetation shall remain on the property until the issuance of a development permit.
- J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.
- K. Peddlers shall be prohibited.
- L. Overnight parking of business vehicles shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**PROPERTY DESCRIPTION**

**BEGINNING** at a point at the mitered intersection of the rights-of-way of Brand Road and Loganville Highway (aka Georgia State Route 20) thence continuing along said right-of-way of Loganville Highway North 67 degrees 21 minutes 00 seconds West a distance of 45.99 feet to a point; thence North 21 degrees 37 minutes 45 seconds West a distance of 52.00 feet to a point; thence North 28 degrees 28 minutes 19 seconds West a distance of 85.56 feet to a point; thence North 28 degrees 28 minutes 19 seconds West a distance of 15.29 feet to a point; thence North 21 degrees 37 minutes 45 seconds West a distance of 161.68 feet to a point; thence leaving said right-of-way line of Loganville Highway North 59 degrees 53 minutes 00 seconds East a distance of 380.11 feet to a point; thence South 21 degrees 51 minutes 00 seconds East a distance of 176.60 feet to a point; thence South 21 degrees 51 minutes 00 seconds East a distance of 176.60 feet to a point on the right-of-way line of Brand Road; thence continuing along said right-of-way-line of Brand Road South 59 degrees 46 minutes 00 seconds West a distance of 58.97 feet to a point; thence North 30 degrees 06 minutes 52 seconds West a distance of 5.75 feet to a point; thence South 59 degrees 00 minutes 08 seconds West 276 feet to a point; said point being the POINT OF BEGINNING.

Said Property containing approximately 2.98 acres.

RECEIVED BY  
PLANNING AND DEVELOPMENT  
AUGUST 7, 2020  
RZC2020-00016

CASE NUMBER RZR2020-00042  
GCID 2020-1056

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 CSO & M-1 to OSC by BRUSHY FORK INVESTMENT PARTNERS LLC for the proposed use of OPEN SPACE CONSERVATION SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 CSO & M-1 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single family detached dwellings and accessory uses and structures, not to exceed 34 lots.
  - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story dwellings and 2,200 square feet for two-story dwellings.
  - C. Homes shall be constructed with front façades of primarily brick or stacked stone. No more than 40 percent fiber-cement shake or siding accent shall be allowed on the front façade. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property, with the exception of property adjoining OSC property.
  - B. The frontage and project entrance on Brushy Fork Road frontage shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and

entrance feature plans shall be subject to review and approval by the Director of Planning and Development.

- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. All grassed areas on dwelling lots shall be sodded.
- E. All utilities shall be placed underground.
- F. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Dana Kemp  
County Clerk/Deputy County Clerk



### Brushy Fork Legal Description

All that tract or parcel of land lying in and being a part of Land Lot 97 of the 5th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the westernmost the end of a mitered intersection formed by the westerly right-of-way of Brushy Fork Road (right-of-way varies) and the northerly right-of-way of Old Loganville Road (right-of-way varies), said point being the POINT OF BEGINNING.

Thence along the right-of-way of Old Loganville Road the following six courses and distances: along a curve to the left having a radius of 426.98', an arc length of 393.33' and being subtended by chord bearing of North 59° 17' 55" West for a distance of 379.57' to a point; thence North 85° 41' 16" West for a distance of 76.79' to a point; thence North 01° 40' 12" East for a distance of 18.27' to a point; thence North 86° 58' 21" West for a distance of 39.46' to a point; thence South 01° 51' 50" West for a distance of 17.39' to a point; thence North 85° 41' 18" West for a distance of 55.81' to an iron pin set; thence leaving the said right-of-way North 02° 10' 55" East for a distance of 50.66' to a point; thence North 39° 46' 30" West for a distance of 429.62' to a point; thence South 61° 47' 22" West for a distance of 104.93' to an iron pin set; thence North 30° 09' 38" West for a distance of 195.74' to a point; thence North 59° 37' 04" East for a distance of 1139.85' to an iron pin set on the Brushy Fork Road right-of-way; thence along a curve to the left having a radius of 1065.00', an arc length of 263.54' and being subtended by a chord bearing South 34° 39' 46" East for a distance of 262.86' to a point; thence South 40° 51' 34" East for a distance of 222.78' to a point; thence along a curve to the right having a radius of 185.02', an arc length of 135.49' and being subtended by a chord bearing South 20° 21' 20" East for a distance of 132.48' to a point; thence along a curve to the right having a radius of 958.57', an arc length of 259.35' and being subtended by a chord bearing South 10° 50' 07" West for a distance of 258.56' to a point; thence along a curve to the right having a radius of 958.57', an arc length of 151.05' and being subtended by a chord bearing of South 23° 06' 03" West for a distance of 150.89' to a point; thence South 27° 36' 54" West for a distance of 300.12' to a point; thence along a curve to the right having a radius of 518.93', an arc length of 143.04' and being subtended by a chord bearing South 35° 30' 42" West for a distance of 142.59' to a point; thence South 89° 55' 50" West for a distance of 33.14' to an iron pin set, said point being the POINT OF BEGINNING.

Said tract measures 21.44 acres and is shown as a 7.02 acre parcel and a 14.42 acre parcel on a Survey for George P. Dillard prepared by Bullard Land Planning revised 11/5/2014.

RECEIVED 9/4/2020  
RZR2020-00042

CASE NUMBER RZR2020-00041  
GCID 2020-1066

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. FOSQUE, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-I to R-100 by VALERIU AND EUNICE PAMFILE for the proposed use of SINGLE-FAMILY RESIDENCES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and



WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map from O-1 to R-100 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed three lots.
  - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet.
  - C. Homes shall be constructed primarily of brick or stacked stone on all four sides, with accents of fiber-cement siding, shake, or board and batten.
  - D. All dwellings shall have at least a double-car garage.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





# Exhibit "A"

All that tract or parcel of land lying and being in Land Lots 105 and 106, District 7, Gwinnett County, Georgia, being shown on a concept plan based on a retracement and topographic survey prepared by Zachary R. Garrett, Georgia RLS #3169, dated October 30, 2019, and more particularly described as follows;

Commencing at the northwestern corner of the right-of-way intersection of Camp Perrin Road (80' R/W) and Azalea Drive (60' R/W), thence along the western right-of-way margin of Azalea Drive in a northwestern direction for a distance of 409 feet to a ½ inch rebar found, said ½ inch rebar found being the Point of Beginning;

Thence leaving said right-of-way margin of Azalea Drive S 81°12'12"W, 299.99 feet to a 1 inch Open Top Pipe, Thence N 08°00'08" W, 324.37 feet to a ½" rebar set; Thence N 81°07'58"E, 284.65 feet to an "X" marked in a concrete driveway. Said point being on the western right-of-way margin of Azalea Drive (60' R/W); Thence along said western right-of way margin S 08°36'38"E, 137.06; Thence continuing along said right-of-way through a curve to the left with a radius of 1756.42 feet for a length of 119.26; Thence continuing along said right-of-way margin through a curve to the left with a radius of 1014.62 for a distance of 68.86 feet to the POINT of BEGINNING;

Said tract containing 93,645 square feet, (2.149 acres);

END OF DESCRIPTION.

RECEIVED BY

SEP 03 2020

RZR '20 04 1

Planning&Development

CASE NUMBER RZR2020-00044  
GCID 2020-1067

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 17, 2020

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to OSC by OLD NORCROSS INVESTMENTS, INC. for the proposed use of OPEN SPACE CONSERVATION SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 17<sup>th</sup> day of NOVEMBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single family detached dwellings and accessory uses and structures, not to exceed 63 lots.
  - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story dwellings and 2,200 square feet for two-story dwellings.
  - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property.
  - B. The frontage and project entrance on West Union Grove Circle Road frontage shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.

- C. Natural vegetation shall remain on the property until the issuance of a development permit.
  - D. All grassed areas on dwelling lots shall be sodded.
  - E. All utilities shall be placed underground.
  - F. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area. The pump station, appurtenances, and fencing shall not be located within the 50-foot buffer and vegetative screening shall be provided on all sides.
3. To abide by the following requirements, dedications and improvements:
- A. Per UDO Section 900-20.2.D.1, if the abutting substandard street provides access to the development and is dirt or gravel, the street shall be upgraded by the developer to a paved roadway from the project entrance to the nearest standard paved road along the route of access.

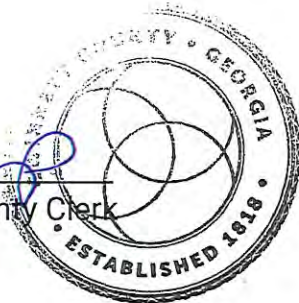
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 12-1-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Rocky Creek GMD Number 1587 of Gwinnett County, Georgia being more particularly described as follows:

To find the True Point of Beginning, commence at the point the centerline of Bailey Road at the intersection with the northeastern 40' R/W of West Union Grove Circle thence proceed northwesterly along said right of way of West Union Grove Circle for 1446.29 feet to a point; thence North 67° 53' 45" East 10.24 feet to a point on the northeasterly right of way 30' from the centerline of West Union Grove Circle; thence North 34° 31' 09" West 157.92 feet along a line 30 feet from centerline of West Union Grove Circle to the True Point of Beginning; thence South 51° 12' 27" West 30.08 feet to a point in the center of West Union Grove Circle; thence continuing westerly along centerline of said road North 35° 09' 00" West 323.07 feet to a point; thence continuing along West Union Grove Circle North 36° 21' 00" West 275.11 feet to a point; thence continuing along said road on a curve to the right having an arc of 233.14 feet and a radius of 636.81 feet subtended by a chord of North 25° 51' 33" West 231.84 feet to a point; thence continuing along said road North 15° 22' 00" West a distance of 364.19 feet to a point; thence leaving said road North 58° 21' 42" East along the line now or formerly owned by Bickers Family Investments, LP 742.49 feet to a point; thence continuing along the line now or formerly owned by Bickers Family Investments, LP South 60° 08' 18" East 327.52 feet to a point; thence continuing along the line of Bickers Family Investments, LP South 60° 08' 18" East 159.39 feet to a point; thence continuing along the line of Bickers Family Investments, LP South 39° 08' 18" East 184.00 feet to a point; thence continuing along the line of Bickers Family Investments, LP South 51° 38' 18" East 300.00 feet to a point; thence South 31° 38' 18" E along the line now or formerly owned by PG Land, LLC 136.00 feet to a point; thence South 51° 12' 27" West along the line of PG Land, LLC 1163.66 feet to the True Point of Beginning.

Said tract containing 26.996 Acres as shown on Conceptual Rezoning Sketch Plan for Old Norcross Investments, prepared by McNally & Patrick, Inc. and dated August 31, 2020.

RECEIVED BY  
PLANNING & DEVELOPMENT  
SEPTEMBER 4, 2020  
RZR2020-00044